

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY



Caption in Compliance with D.N.J. LBR 9004-2(c)

Order Filed on July 10, 2017  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:

Scott & Dawn Harrison

Case No.: 15-14217  
Judge: Michael B. Kaplan  
Chapter: 13

Recommended Local Form: <u>  X  </u> Followed <u>      </u> Modified
--

**ORDER AUTHORIZING SALE OF  
REAL PROPERTY**

The relief set forth on the following page, numbered two (2) is hereby **ORDERED**.

**DATED: July 10, 2017**

  
\_\_\_\_\_  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

(Page 2)

Upon the Debtors' motion for authorization to sell real property commonly known as 2169 Windfield Drive, Wall Township, New Jersey (the Real Property).

**It is hereby ORDERED as follows:**

1. The Debtors are authorized to sell the Real Property upon the terms and conditions of the contract of sale pursuant to 11 U.S.C. 363(b) and 1303.
2. The proceeds of sale may be utilized to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. X Pursuant to LBR 6004-1(b) the Notice of Private Sale included a request to pay the real estate broker and the Debtor's real estate attorney at closing, therefore these professionals may be paid at closing.  
X Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtors' attorneys upon further order of this Court.
4. Other closing fees payable to the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.
5. The amount of \$43,879.00 claimed as exempt may be paid to the Debtor.
6. The \_\_\_ *balance of proceeds* or the {X} *balance due on the debtors' chapter 13 Plan* shall be paid to the Chapter 13 Standing Trustee in the Debtors' case.
7. A copy of the HUD settlement statement shall be forwarded to the Chapter 13 Standing Trustee seven (7) days after closing.
8. Other provisions:  
In resolution of the Trustee's Objection to the Debtors' Motion to Approve the Sale of Real Property, the minimum dividend to general unsecured creditors will be increased by \$5,000.00. The Trustee shall incorporate the additional \$5,000.00 into the balance to complete statement of Debtors' case to be provided to the Debtors prior to the closing of title.

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Scott Harrison  
Dawn Harrison  
Debtors

Case No. 15-14217-MBK  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jul 10, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 12, 2017.

db/jdb Scott Harrison, Dawn Harrison, 2169 Windfield Dr, Wall, NJ 07719-9708

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 12, 2017

Signature: /s/Joseph Speetjens

---

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 10, 2017 at the address(es) listed below:

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com  
Albert Russo docs@russotrustee.com  
Albert Russo (NA) on behalf of Trustee Albert Russo docs@russotrustee.com  
Andrew L. Spivack on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com  
Denise E. Carlon on behalf of Creditor VW Credit Leasing, Ltd. dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Marc C. Capone on behalf of Joint Debtor Dawn Harrison mcapone@caponeandkeefe.com,  
docs@caponeandkeefe.com  
Marc C. Capone on behalf of Debtor Scott Harrison mcapone@caponeandkeefe.com,  
docs@caponeandkeefe.com  
Michael Frederick Dingerdissen on behalf of Creditor WELLS FARGO BANK, N.A.  
nj.bkecf@fedphe.com

TOTAL: 8